UTILITAS AND *VENUSTAS*:

BALANCING UTILITY AND AUTHENTICITY

IN THE STEWARDSHIP OF OUR BUILT HERITAGE

A Thesis

by

ALENE WILMOTH REICH

Submitted to the Office of Graduate Studies of
Texas A&M University
in partial fulfillment of the requirements for the degree of

MASTER OF SCIENCE

December 2005

Major Subject: Architecture

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Approved by:

Chair of Committee,	David Woodcock
Committee Members,	John Alexander
	John Nichols
Head of Department,	Mardelle Shepley

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ABSTRACT

Utilitas and *Venustas*:

Balancing Utility and Authenticity in the Stewardship of Our Built Heritage.

Alene Wilmoth Reich, B.A., Bates College

Chair of Advisory Committee: Prof. David Woodcock

This thesis examines the past, present, and potential future of the practice of Heritage Conservation. Beginning with ancient Roman Architect, Vitruvius, this study establishes a vocabulary for the ideals of preservation practice. *Utilitas* and *venustas*, as two of the defining features of good architecture, are also key features to consider in the stewardship of a historic building in active use. The data set used in this evaluation comes from a symposium given in November 2004 by the Association for Preservation Technology International (APT), the United States General Services Administration (GSA), and the United States National Park Service (NPS). Historical background is presented to give a context for the symposium, which includes foundations, policy, and practice in the United States. The Venice Charter, National Historic Preservation Act, NPS, and GSA have been chosen for the Literature Review to provide this background. With *utilitas* and *venustas* as additional criteria for evaluation, the symposium case studies were mined for examples of practice that could be used to make suggestions for the future. Based on these examples and the possibilities for improving practice, this study concludes that the United States should draft a new document outlining an updated

philosophy and policy for preservation. Future research would serve to develop refinements of existing frameworks and to create a new standard for “best practice”.

ACKNOWLEDGEMENTS

There are many people and groups that have contributed to my life and education at Texas A&M University. Among the best things to come from my stay in B-CS include meeting new friends, discovering Sonic, and working with David Woodcock. Without a doubt, I would not have continued my graduate school experience without his guidance and support in my new field. I thank him with my deepest gratitude.

My family has provided me with endless support and love. My husband Jesse has kept my spirits up and my stress low as we take on the world together. My friends have been instrumental in helping me have fun, in easing my homesickness, and in sharing my joys. The dogs have given me unconditional love even though they have no idea what is happening. I thank my parents for giving me the opportunities and education to be whoever and whatever I dream of being. My thanks to all of you.

This study would not be possible without the coordinators of the event. The symposium was organized as a group effort between the Association for Preservation Technology (APT), the United States General Services Administration (GSA), and the National Park Service (NPS). Many thanks to David Woodcock (APT), Caroline Alderson (GSA), and Sharon Park (NPS) who represented these groups and whom I am now working with to publish results of the symposium. I am honored to have this opportunity.

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CHAPTER I

INTRODUCTION

Haec autem ita fieri debent ut habeateur
Ratio firmitas utilitas venustatis
- Marcus Vitruvius Polio, *Ten Books on Architecture*, c. 27-23 BCE[1]

Well building hath three conditions:
Commodity, firmness, and delight.
- Sir Henry Wotton, *The Elements of Architecture*, 1624

Architect Marcus Vitruvius Pollio wrote that the essence of good architecture is embodied in three characteristics: *firmitas*, *utilitas*, and *venustas*.[2] English writer Sir Henry Wotton's translations and interpretations of these terms are most commonly used: commodity, firmness, and delight.[3] The current understanding of the Latin and English terms is discussed later in this chapter. Widely accepted as guiding values of design and evaluation of architecture, these ideals are still taught in universities and examined in scholarship today.

Any building that exhibits *firmitas*, *utilitas*, and *venustas* can be an example of good architecture and should be cared for in a way such that it maintains these characteristics. As long as the building is in sound physical condition (*firmitas*) it seeks appropriate use, as *utilitas* refers not to if (*usus*) but how (*utilis*) the structure is used.[4]

This thesis follows the style of *APT Bulletin*.

Architecture is also meant to be enjoyed through the quality of the crafted space and the character of the composition (*venustas*). It is the combination of these three factors that creates the experience of a building. The extent to which a specific building fulfills these categories may be used as a measure a quality of life for the user and of the success of the building itself. Assuming that a structure is standing or can be stabilized, the challenge before conservationists is how to balance *utilitas* and *venustas* in the stewardship of our built heritage.

In November 2004, the Association for Preservation Technology International (APT), the United States General Services Administration (GSA), and the United States National Park Service (NPS) held a symposium in Galveston, Texas to examine this challenge. "Patrimony and Pragmatism: Design Excellence and Preservation Standards" was a day-long event held as part of the annual APT Conference entitled "Raising the Grade for Preservation." (Details for the symposium can be found in Appendix A). The Conference discussed traditional preservation standards in light of technology, security, sustainability, and a desire to improve practice. The symposium complemented the Conference by specifically addressing design innovation and conservation. APT, GSA, and NPS brought together, "scholars, practitioners, and federal stewardship program leaders to explore the state of the art and the future directions for maximizing the value of historic properties while retaining their historic integrity."[5]

Speakers presented case studies that demonstrated the role of *utilitas* and *venustas* in rehabilitation. The symposium provided a spectrum of criteria by which the relative success of individual projects can be judged. The most successful were defined by the ability to recognize the importance of *utilitas* and *venustas* and to strike a balance that maximizes each to the fullest extent possible. Neither the beginning nor the end of the debate, the symposium drew upon classic discussions about *utilitas* and *venustas* to talk about, "Design Excellence and Preservation Standards." The day provided an outlet to discuss the present theories and their precedents, review contemporary case studies, and suggest future standards of conservation practice that would maximize design excellence and creativity while maintaining the integrity and character of historic structures.

Purpose

The purpose of this thesis is to continue the discussion that the symposium began. In order to better understand the importance and implications of the day-long event, it is necessary to look at the history of preservation and at the very nature of architecture itself. This study is an exercise in evaluating the symposium case studies against the established philosophies, legislation, and practices associated with preservation. Through this process successful elements of case studies will be identified and combined to suggest improvements to preservation standards. The result is a continuation of the discussion rather than a conclusion to the ever-evolving conservation philosophy and practice.

Importance

Improving methods and standards is of the utmost importance in a time where inhabitants expect performance and convenience from buildings. In order for historic properties to be marketable, it is imperative to achieve maximum *utilitas* in terms of economic value and physical capacity. Equally vital is the maintenance of *venustas* throughout the rehabilitation process, since that too is a key factor in marketability. Identifying ways in which *utilitas* and *venustas* are maximized will help to establish standards for a successful rehabilitation project.

Scope and Limitations

The nature of the data and the discussion thereof is subjective and qualitative, which is why it cannot and should not provide a final answer or a definitive statement on the nature of preservation. Recommendations for the future will be based upon discrete data points or case studies that may not be generalizable or universally applicable. The study will, however, call attention to the fact that there should be an effort to maximize *utilitas* and *venustas* and to show ways in which it has, and can be, done. By design, the symposium focused on buildings that are in active, on-going use. Historic properties that serve as house museums and educational sites were not included in the symposium and are therefore beyond the scope of this study.

Definition of Terms

This study is a discussion of the practice of Historic Preservation, also called Heritage Conservation. The terms are used interchangeably, though they are not the same. Heritage Conservation is the phrase to which the global community in this field is moving. "Heritage" includes more than just history and "Conservation" is a broader description of treatment than "Preservation," which a specific type of treatment. Practitioners in the United States historically use the phrase "Historic Preservation," but are working toward the more inclusive term used in many other countries.

For the purpose of this study, the Latin terms *utilitas* and *venustas* can be translated and interpreted in many ways. The difference between the translation and the interpretation is noteworthy because the latter places value and context on the former. The idea of "maximizing" these aspects of a historic structure means that they are maintained to the greatest possible extent.

Utilitas can be translated to mean "convenience" or "commodity," each signifying a relation and value to a human occupant. At the symposium *utilitas* was discussed using terms such as design, program, needs, reuse, efficiency and value. In this case, "design" pertains to the configuration of space to serve a specific purpose. The "program" is a statement of this purpose and a list of "needs" to be accommodated by the structure. "Reuse" is a change in how a structure is used, i.e. a reassignment of *utilitas*. To measure the performance of the building in relation to its *utilitas* is to evaluate the "efficiency" of the structure. "Value", like the translation "commodity",

pertains to how well the *utilitas* meets the potential of the space. These ideas are all aspects of *utilitas* that create a meaning broader than the simple translation.

Venustas can be translated as either "beauty" or "delight". When applied to the purpose of maintaining historic buildings and contexts, *venustas* can be interpreted as significance, integrity, authenticity, context, substance, craftsmanship, and character. "Significance" and "integrity" were topics of the second session of the symposium and Sharon Park, Chief of Technical Preservation Services at NPS, defined these terms in her presentation. "Significance" is the state of being meaningful, monumental or of importance. "Integrity" can mean whole or complete, or a firm adherence to a standard of value.[6] "Authenticity" in this context means genuine, real, and original. "Context" was defined in the fourth session by Rick Archer of Overland Partners as, "architecture, time, place, people, and legal issues."[7] Physical "substance" and "craftsmanship" contribute to enjoyment because, "part of our appreciating the materiality of an object has to do with our appreciation of the natural origin of the substance and the manufacturing or forming process that the latter has evidently undergone."[8] The historic "character" of a work of architecture embodies all of these aspects as integral features of the structure.

It is important to consider the broader implications of the terms *utilitas* and *venustas* because translations vary and any one interpretation may not give a full picture. For example, the words "beauty" and "delight" have entirely different meanings today although they are translations of the same Latin word. "Beauty" implies a subjective judgment, while "delight" suggests an experience and interaction. Because the terms

utilitas and *venustas* have many potential translations and interpretations, this study uses the Latin words to encourage the broadest range of meaning in an examination of building quality.

Thesis Overview

First, this thesis will present background information on historic preservation practice in the United States. This discussion includes the Venice Charter (1964), the National Historic Preservation Act (1966), and the roles of the United States National Park Service, and the United States General Services Administration. Next, the Methods chapter presents the symposium from which the data has been gathered and the way in which this information will be evaluated. Findings and Discussion includes a synopsis of the data and evaluates the findings against established standards. Finally, this study will draw conclusions in order to make suggestions for preservation practice and direction for future research.

CHAPTER II

LITERATURE REVIEW

The international philosophy of conservation has been evolving since the time of Vitruvius and developing in the United States since citizens began banding together to save important sites from the American Revolution era. Modern practice in the United States is regulated by the National Historic Preservation Act (1966) and supported by government agencies that administer federal programs. The National Historic Preservation Act has its roots in the Venice Charter (1964), an international agreement on general philosophy and standards. True to the goals of the Charter, the United States expanded upon basic guidelines to fit unique national character based on federal, state, and local authority.

Foundations

The Venice Charter. The Venice Charter of 1964, which was the result of the 2nd International Congress of Architects and Technicians of Historic Monuments, established a framework for the proper treatment of historic resources. Attendees met to expound upon past work (particularly the Athens Charter of 1931) and to examine and establish guiding principles for the treatment of historic buildings. Specifically they worked on the premise that, "the intention in conserving and restoring monuments is to safeguard them no less as works of art than as historical evidence."[9]

Utilitas and *venustas* are central features to the artistic qualities of the building that the Venice Charter aims to protect. The Charter addresses the importance of maximizing *utilitas*: "the conservation of monuments is always facilitated by making use of them for some socially useful purpose."[10] This process must consider *venustas*; every effort should be made to retain the original arrangement of interior spaces, historic fabric, scale, and context. Changing any of these features alters the nature of the building, its significance, and the overall quality of *venustas*.

In order not to diminish the original historic property, the utmost respect for what exists is necessary in the processes of conservation and restoration. Honoring the *venustas* inherent in the structure does not always prohibit change. No matter the reason for the alteration, changes and additions must agree with the original in character and scale. "Replacements of missing parts must integrate harmoniously with the whole", but should always be detectable as new.[11] Additionally, "in all works of preservation, restoration or excavation, there should always be precise documentation in the form of analytical and critical reports, illustrated with drawings and photographs," so that there is a record of the original and of the changes.[12] Recognizing the need for such standards of conservation practice, the attendees of the 2nd International Congress developed a plan of action and set their sights to the future.

The Venice Charter defined the principles by which the international conservation community could address the direction of the field and the necessary standards, "with each country being responsible for applying the plan within the framework of its own culture and traditions."[13] Overarching principles established by

the charter emphasize the importance of *utilitas* and *venustas* in a building as qualities to honor and enhance through reverent change. With the Charter as an example, the United States of America set to "applying the plan" resulting in the National Historic Preservation Act of 1966.

The National Historic Preservation Act (1966). The National Historic Preservation Act (NHPA) was enacted to develop and support historic preservation through federal action. In turn, the Federal Government provides leadership at the International, Federal, State, and Local level. Generally promoting and facilitating conservation on every level became a task of the federal government because, "the spirit and direction of the Nation are founded upon and reflected in its historic heritage."[14]

Major achievements of the act include the provision for the expansion and upkeep of the National Register of Historic Places and the creation of the Advisory Council on Historic Preservation (ACHP). The NHPA designated mechanisms for state and local governments, established federal funding opportunities, and in Section 106 mandated the review process for projects involving federal funds impacting properties nominated to or eligible for the National Register of Historic Places. Addressing policy and process of conservation from many different aspects, the NHPA created the basis for practice and standards in the United States.

Practice in the United States of America

The National Park Service. The National Park Service (NPS) was formed within the Department of the Interior in 1916. Originally established for the conservation of natural resources, "today [NPS] is the sponsoring agency for most federal preservation programs."[15] NPS came to be responsible for buildings through a series of shifts in neccessity. At the beginning, NPS had to develop a plan to maintain, restore, and rehabilitate structures in National Parks. The treatment protocol for those properties became the Secretary of the Interior's Standards that are a series of guidelines for the treatment of historic properties. The Secretary's Standards supply general information and theory about treatment, guidance for decision making, specific methods and techniques, and simply, "the Secretary's best advice to everyone on how to protect a wide range of historic properties."[16] Protecting *venustas* is at the heart of the Standards – how to evaluate, respect, and enhance it through responsible and careful treatment. Through this document and the supporting Preservation Briefs, NPS became the holders of the standard and hence, the facilitator and ultimate guide for good preservation projects.

Today, the division within NPS specifically concerned with historic structures is Heritage Preservation Services (HPS). The aim of HPS is to, "[help] our nation's citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans."[17] HPS is responsible for the administration of educational, technical, and financial programs provided by the federal government. This

outreach serves to emphasize the importance of properly acknowledging significance and maintaining integrity.

Overall, the National Park Service is charged with upholding the *venustas* of our national treasures, natural or built. The NHPA mandates that the NPS provide protection of heritage resources to the benefit of the people of the United States. Beyond that, NPS enables owners – public and private, individuals or cities – to become protectors of *venustas* as well. All of this is not at the expense of *utilitas*: it is imperative to recognize that the treatment makes the building useful, as it restores or modifies the *utilitas*. The National Park Service serves to protect the *venustas* of irreplaceable heritage so that it may be used and enjoyed.

General Service Administration. The United States General Services Administration (GSA) also manages historic properties, but is charged specifically with optimizing *utilitas*. GSA is, "the nation's landlord", the keeper of all federal properties new and old. Their mission is, "to provide a superior workplace for the federal worker and superior value to the American taxpayer."[18] In recent years, the agency has also set an example for excellence in preservation practice. Standards for federal work are high; according to Section 106 of the National Historic Preservation Act, projects using federal funds are subject to a review process to minimize negative impact on a historic property. Expectations set for GSA include ensuring that federal buildings "reflect the dignity, enterprise, vigor, and stability of the American National Government."[19]

Like the National Park Service, GSA has helped to develop preservation practice out of necessity. About half of GSA's building are more than fifty years old and a fourth of those are eligible of listed on the National Register of Historic Places.[20] Within the GSA organization, working under the office of the Chief Architect, the Center for Historic Buildings (CHB) creates the strategies for preservation of these properties. The CHB maintains an outstanding preservation excellence program. Exemplary projects involving buildings owned by the GSA are recognized by the CHB's Heritage Awards. While answering to exacting financial and functional issues, these programs demonstrate that GSA is also dedicated to issues of *venustas*.

Clearly, the National Park Service and United States General Services Administration have complex roles at the forefront of preservation practice in the United States. Although the two agencies have different roots and purposes to fulfill, they both champion the requirements of the NHPA and subscribe to the beliefs of the Venice Charter. Both organizations promote both *venustas* and *utilitas* but in different ways, and for different reasons. Together, NPS and GSA protect the country's built heritage by approaching preservation from complementary perspectives unique to their missions.

CHAPTER III

METHOD

This study uses ancient philosophy and contemporary practice to establish points of evaluation for successful conservation work. First, the Vitruvian principles of good architecture are applied to preservation projects in that *utilitas* and *venustas* are crucial features that should not be lost through change. Tenets of current practice have come from international and federal legislation in the United States and have been developed by government agencies. Discussion of the Venice Charter, National Historic Preservation Act, the National Park Service, and the US General Services Administration provides a background to evaluate the projects presented at the symposium.

"Patrimony and Pragmatism: Design Excellence and Preservation Standards" consisted of four sessions, which are each applicable to a different aspect of the balancing act between *utilitas* and *venustas*. They were: "International Approaches and the Role of Government," "Evaluating Significance and Keeping Integrity," "Designing for Building Performance," and "Responding to Context." Although speakers were specifically addressing these four different topics, themes of *utilitas* and *venustas* carried through each session. General philosophy, standards, and case studies presented that day serve to illustrate possibilities for successful conservation.

The symposium is an event worthy of evaluation because of the caliber of the speakers and the dedication of the planners to make the day a catalyst to advance the field. (Biographies of the speakers can be found in Appendix B). In a sense, the organizers chose a Delphi group; experts gathered to evaluate and forecast the practice of conservation.[21] Presenters were chosen for their excellent reputations in the field of conservation and were then assigned to a session that was most appropriate for their areas of expertise. As a group, the presenters had the chance to exchange ideas with one another and as the process continued the responses were affected by previous dialogue, in the manner of a focus group. A focus group is a moderated discussion of pre-qualified participants for the purpose of qualitative research. During the day-long symposium these presenters and organizers brought the discussion to a larger audience, spurring the desired evaluation of design excellence and preservation standards.

Certainly there is a partiality that results from this study being based on an event. Not least is the fact that all people involved in organizing, presenting, and attending the symposium believe in preservation practice. At the outset, there is an experimenter bias meaning that speakers were chosen based on an agenda for the symposium rather than at random for a study. A result of this bias is that speakers represented a wide range of experiences and viewpoints. Although speakers were chosen for their stance and knowledge, the organizers did not dictate the message of the presentations. The commonality, i.e. the independent variable, is that the presenters in each group were all asked to address the same topic. That the speakers had control over there own presentations represents the dependent variable. In all likelihood there could not be

standardization in assignment in order to avoid repetition. Speakers were in touch with the planners and had the opportunity to discuss and ask questions that were not common knowledge. The goal was to make the best talk possible and to add to a discussion, not to be completely independent of the process. The symposium was successful as an experiment within the limitations and intentions of the day.

This study employs "data mining" as a method to evaluate the results of the symposium qualitatively. In order to make suggestions for the future of preservation, this study extracts the main messages to identify themes. This method enables the symposium discussion to be compared and contrasted to charters, legislation, and standards of practice. It is important to note that the symposium was intended to produce a set of ideas that would be gathered into a comprehensive evaluation of the state of the art. This thesis is a product of the official notes from the symposium, working towards that goal.

Case studies in this document have been chosen for their ability to exhibit the goals of preservation practice by positive and negative example. Whether a project is a good or bad example depends on the adherence to charters, legislation, and standards of practice. The choice of projects is appropriately limited to only those that were presented at the symposium. Practice in the United States is shaped by the Venice Charter of 1964, the National Historic Preservation Act of 1966, the National Park Service, and the United States General Services Administration, and thus, their positions have been chosen as the basis for evaluating the case studies.

The format for the case study evaluation is modeled after the work of Paul S. Byard, Architect and Preservation Educator.[22] His book, *The Architecture of Additions: Design and Regulation* (1999), looks at a variety of projects to investigate the complexity of altering historic properties.[23] In order to show what should and should not be done, the author presents case studies one after another, critiquing the process and finished product. The result is a set of suggestions for preservation practice based upon the benefit of hindsight. Evaluating preservation projects individually gives practitioners an example of what to do in a similar situation. Common themes from these examples provide more generalizable suggestions for practice, which is the aim of this study.

CHAPTER IV

FINDINGS AND DISCUSSION

The aim of this study is to identify means of improving the field of historic preservation by evaluating the symposium case studies and providing suggestions for the maximization of *utilitas* and *venustas*. Chapter II explored the legislative and organizational background of practice in the United States. Chapter III established the method of reviewing the symposium sessions to extract common themes. This chapter will discuss the findings of the symposium, which focus around international approaches to conservation and on the evaluation of individual case studies.

National government structure makes a strong impact on the culture of conservation and guides the development and implementation of policy. Symposium speakers presented strategies and philosophies for conservation in The United States of America, Canada, Mexico, France, and Australia.[24] It is not necessarily the moderate national policies that provide the best maximization of *utilitas* and *venustas,* as each country has valuable ideas. National policies balance *utilitas* and *venustas* to fit the context and policy for what each government believes will result in successful conservation.

Using the professional practices and government structures as a context, the case studies represent the state of the art as of November 4, 2004. While each project presented potential methods and processes, some of them are stronger foils to established

practice. These comparisons show ways in which *utilitas* and *venustas* are maximized and can be used to suggest changes in practice.

The International Culture of Conservation

The government structure of each country represented at the symposium affects the policies and channels in place for preservation. True to the Venice Charter each nation has planned for preservation, "within the framework of its own culture and traditions."[25] While each country has three distinct levels, all but France have Federal systems (see Table 1). The national government of France is centralized and places less authority at the regional and departmental levels. More centralized governments create policy at the national level, while less centralized governments operate on a local level. Most countries combine the two systems.

Country	National System
United States of America	Federal State Local
Canada	Federal Provincial Municipal
Mexico	Federal State Local
France	National Regional Department
Australia	Federal State / Territory Local

Table 1. Government Structures

The United States of America. The United States of America demands high levels of functional performance from buildings and protection of *venustas*. The government uses legislation at the federal, state, and local level to provide the framework for conservation, taking into consideration both *utilitas* and *venustas*. At the federal level, laws and guidelines (like NHPA and the Secretary of the Interior's Standards, respectively) combine to define responsibilities and educate owners on treatments. Barbara Campagna,[26] of GSA, points out that by outlining restrictions and offering options for treatment the laws and guidelines provide a starting point for the creative process.[27] At the local level of this process the system offers practical help through tax-credit incentives, educative guidelines, and technical assistance. Preservation in the United States relies on these programs to promote the maintenance and maximization of *venustas*.

Significance and integrity are two defining aspects of *venustas*. "Significance" is the state of being meaningful, monumental or of importance. "Integrity" can mean whole or complete, or a firm adherence to a standard of value.[28] It is imperative to rehabilitate and expand with a deep respect for the fabric of the building, lest the *venustas* be lost in the name of *utilitas*. The atmosphere and experience of a building are the characteristics worth saving because they can never be reconstructed or replaced. With this in mind, successful projects are defined by the ability to positively address *venustas* when rehabilitating the property to maximize *utilitas*.

It is imperative that the treatment be appropriate to the significance of a building so that defining features are maintained. Many historic buildings are vulnerable to

drastic changes intended to adapt the building to new needs and uses. According to Sharon Park, Chief of Technical Preservation Services at the National Park Service, there are many potential threats to the integrity of a historic building. The loss of floor plan is the reconfiguration of the historic arrangement of interior spaces in order to accommodate modern conveniences or code requirements. Historic materials are removed because of the expense to restore them or due to an insufficient understanding of the significance. Wooden windows are one historic material that are often removed and are often replaced by incompatible windows that change the composition of the building and the function of the building envelope (see Figure 1). Large additions and site development are common; when done incorrectly the new work conflicts with or degrades the old building. Market-driven deconstruction is a new trend to remove historic fabric and leave the inner workings of a building exposed in a manner that was not intended by the designer, such as the popular "exposed brick". The best way to avoid these fates is to acknowledge significance properly and treat the building appropriately.

The ultimate way to honor the significance of a building in the United States is to acquire listing on a Register of Historic Places at a local, state, or national level. The National Park Service considers for listing, "the quality of *significance* in American history, architecture, archeology, engineering, and culture" and the, "*integrity* of location, design, setting, materials, workmanship, feeling, and association" (emphasis added).[29] To be included on the National Register of Historic Places a property must be associated with a significant historic event or person, a representative example of an

architectural type or of a master, or an important or potentially important historical site. National Register listing does not mandate protection, but it raises awareness and affirms the significance to the community.

Fig. 1. This historic building has original windows on the front façade but the windows on the side have been replaced. Note the way in which the new windows are flush to the wall while the historic windows show depth and shadow. These new windows are "incompatible".[30]

Canada. The Federal Heritage Buildings Review Office (FHBRO) of Canada expresses their values and principles in the FHBRO Code of Practice. Used at the federal, provincial, and municipal levels, the Code stresses respect for *venustas*. According to Natalie Bull of the Public Works and Government Services of Canada, it is especially important to protect *venustas* because, "there is not enough context to tolerate the backhanded slap."[31] That is to say that growing cities cannot afford to overwhelm

and disrespect small inventories of historic buildings. This does not mean, however, that there is no room for creative adaptation, addition, and infill. The message is that rehabilitations, adaptations, new construction and additions are meant to enhance the original without mimicking (see Figure 2). All changes must be identifiable upon "close inspection" so that there is agreement but not false historicism.[32] Consideration of the context and heritage is the goal, while stark contrast is the enemy to *venustas* of a property and a neighborhood.

Canada stresses maintenance of *vensustas* as a way to build harmonious compositions of the built environment. FHBRO's Code of Practice uses guidelines to encourage consideration of the context and to explain appropriate methods of changing *utilitas*. Like the United States, Canada discourages certain actions but provides positive direction as well. The strength of this system is that it acknowledges change while promoting *venustas*.

Fig. 2. This addition to the Carnegie Library in Vancouver is an example of "approximation", which does not contrast or copy the original.[33]

Mexico. In Mexico, reuse is the focus of preservation practice. Rehabilitating historic structures and making contemporary additions is just a part of managing the layers of heritage. Mexico has the difficult task of sorting out priorities and policies for conservation in light of a long and varied history. Educational, cultural, and economic benefits of conservation are evident, but the strategy for conservation has yet to be standardized.[34] The question is not whether to preserve, but what to preserve. Mexico's heritage consists of layer upon layer of cultural contributions. For example, Hispanic details have been removed to exhibit pre-Hispanic features; if architecture helps to define and identify a community, then these efforts are destroying another culture and the *venustas* of the site. Speaker Leonardo Meraz expressed optimism for the future in Mexico's ability and wish for a, "smooth, intricate interweaving" of new and old (see Figures 3, 4).[35] Since Mexico is in a formative time for conservation policy, they have the benefit of looking to more established programs for direction.

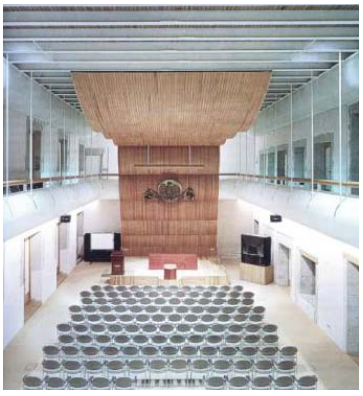

Fig.3. The auditorium in the Banker's Building was created by carving a box into the existing interior layout.[36]

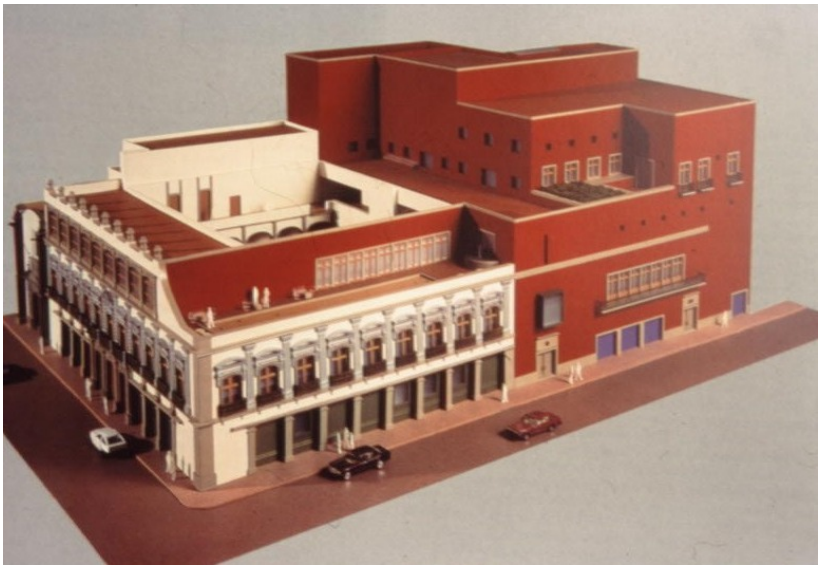

Fig. 4. The Bankers Building addition by Ricardo Legoretta has a bold design that mimics historic features without replicating them. The new construction continues the lines and scale of the historic building to make a flowing composition.[37]

France. In France, *venustas* is the clear priority. Properties are evaluated in terms of significance and then given one of two levels of designation. The first level is reserved for examples "great architecture" or those that are "of prime historic value."[38] The second level consists of architecture that is valued for its character or age, but that is not particularly unique. A greater level of protection and restriction is associated with the first tier. *Zone de Protection du Patrimonie Architectural, Urbain et Paysager* (ZPPAUP) is the governing body and they provide strict rules for design within the "preservation zone", a 500 meter perimeter around a protected building (see Figure 5). This zone is important, according to symposium speaker Pascal Filatre, because it not only protects *venustas* of the property itself, but preserves the context, be it urban or rural fabric.[39] The French system allows tightly controlled change, risking the promotion of *venustas* at the expense of *utilitas*.

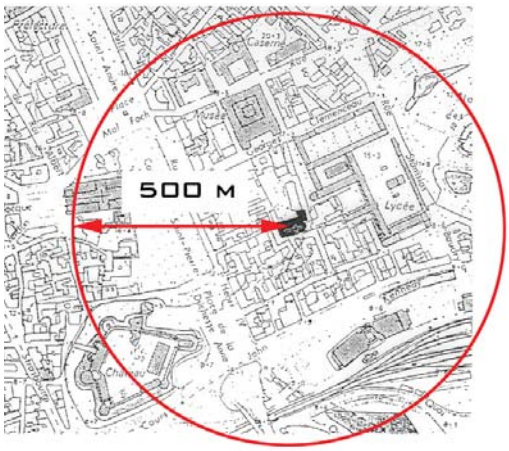

Fig. 5. A protected building generates a "preservation zone" under ZZAUP rules.[40]

Australia. In adapting the Venice Charter to the needs of the country, Australia's Burra Charter of 1999 incorporated a broader concept of "heritage". The Charter employs a process-rich approach in the conservation of heritage resources and in the rehabilitation of historic properties. Serving as an advocate and facilitator in maximizing *utilitas*, the government has established a review process (see Figure 6). In terms of management and conservation, the government's theory is that they should do, "as much as is necessary and as little as possible."[41] This efficient bed-side manner makes for a vigorous effort in the name of successfully caring for historic properties. Symposium speaker Paul Stark describes this dynamic as "rigour or rigor mortis," saying that a property must be managed correctly and used in order to survive.[42]

The evaluation and management process ensures that each heritage property is treated individually, but according to a standardized method. The three stages of the evaluation process are tailored such that the *utilitas* of each property is based on the significance. First, the process calls for an assessment of significance, then development of policy, and finally management. Each step depends on the results of the last, which changes the course for each project and allows one stage of the process to blend into the next. The structured process of evaluating significance and preparing a strategy for use and management keeps historic Australian properties in active use by maximizing *utilitas*.

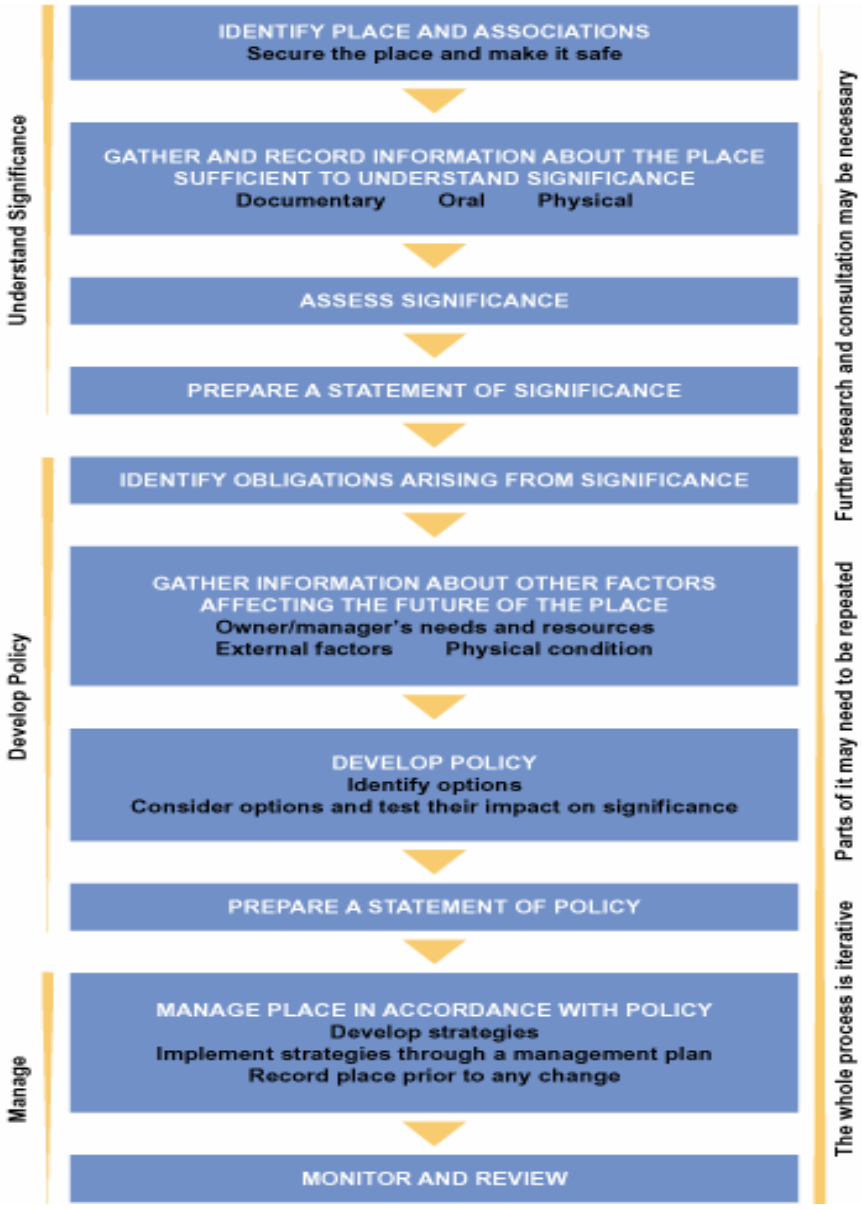

Fig. 6. The Australian system for management of heritage properties begins with the evaluation of significance and develops a policy for management on a case-by-case basis.[43]

Evaluation of International Approaches

Each country represented at the symposium had strong aspects of their preservation framework that can be applied to improve practice in the United States. There can be no "best" system because according to the Venice Charter each country must tailor the theories of practice to its heritage and government. The strongest portions, however, can be useful in shaping standards in any country. In the United States, the greatest strength is that the Federal government promotes and supports preservation and provides the tools at a local level. While the process is sound, the methods and theories could be improved by incorporating ideas from other countries.

Canada. Canada and the United States have similar theories of preservation, but the approaches are different. Both countries believe in preserving *venustas* through guidelines of what is appropriate. Canada's system stresses the end, while the United States emphasizes the means. The Canadian approach strives for sensitivity to and maintenance of context. As a result, additions are designed to be reverent to the original in a harmonious composition. In the United States the system focuses on the process of preservation. It is necessary to follow the guidelines in order to receive grants and tax incentives, which often facilitate the preservation effort. The United States is successful in helping owners through tiers of government programs, but could benefit from Canada's more strict attention to context.

Mexico. As Mexico is sorting out the layers of heritage and the policies for preservation, the United States can learn from their process. Mexico has many more layers of heritage to manage that must all be considered in their federal policy for preservation. Efforts for conservation have resulted in a melding of old and new that celebrates the layered effect. It may not be appropriate for the United States to emulate this method, but there are positive results in Mexico. While the Secretary of the Interior's Standards would not approve of façadism, deconstructionism, and changing of the interior layout, projects in Mexico have used these methods to create dynamic new compositions. The resulting bricolage highlights the features of the historic buildings while creating functional new spaces.

Mexico's ability to sustain such changes to historic buildings comes from recognition of the function of the country's layers. Changes happen more organically because there is less restriction on the building's growth. To suggest that the United States allow drastic plans to change the *venustas* is unwise, as the example of Mexico is based in a different context. Projects in the United States could stand to make a departure from safe treatments pertaining to *utilitas* and *venustas*. In symposium examples from Robert Miklos and Rick Archer, additions entirely of glass are touted as respectful in that the historic form is still visible. Transparent as they may be, these "acceptable" additions still change the *utilitas* and *venustas*. In the example of the Auditorium at the Bankers Club, the new space changes the *utilitas* and *venustas* but unapologetically. Carving an auditorium into the center of the building destroyed the floor plan, but increased the utility. GSA's Design Excellence program promotes "bold"

innovation of the Banker's Club ilk, while upholding the standards and legislation of the country. Some would argue (including speaker Fred Bland) that "bold design" is not necessarily inappropriate and "acceptable design" is not always appropriate. The United States should not emulate Mexico's "bold design" efforts, but should incorporate the idea through venues like the GSA Design Excellence Program.

France. Practice in France is regulated and prescribed. The United States would resist such strict policies, but should consider adopting some aspects. First, the tiers of significance in the French system ensure that historic properties are treated with the protection that they should command. The United States offers listing on local, state and national registers and offers listing as a National Historic Landmark (NHL). NHL listed buildings command a certain level of protection but there is no protection assured to registered properties unless the building is federally owned or receives federal money. National listing offers the same opportunities to properties that are significant for architectural, cultural, or historic purposes. France offers greater protection for exceptional representative works or those of particular historic value. The United States should offer more than one type of listing in the National Register, similar to the system in France. At least for the upper tier there should also be mandatory protections set in place.

Australia. Australia's system is also more strict, but in terms of *utilitas*. The process involved in preservation requires that there be a plan for the future of the property past rehabilitation. When federal funds are involved in the United States it is necessary to manage the project in a similar way. The main difference is that the Australian process is based upon evaluating significance and then creating a management scheme. In the United States the process of preservation is separate from management. Australia's plan is not specific to the country; the United States could easily use the exact same system.

Symposium Case Studies

The symposium in November 2004 provided a report on the state of the art of preservation. The day was a snap shot of the discussion with a unique context. APT, GSA, and NPS created the symposium to examine and advance preservation thinking and practice on an international scale. In dealing with issues of Significance and Integrity, Performance, and Context, the symposium revisited basic tenets of architecture: *utilitas* and *venustas*. Foundations for practice and the historical context of the symposium include the Venice Charter, the National Historic Preservation Act, the United States General Services Administration, and the National Park Service. Case studies from the symposium represent projects completed in this context, while speakers addressed those aspects of practice that they believed should be carried forward. By examining the best of all the systems and projects from the symposium it is possible to suggest new approaches for the practice of preservation.

The Commons at Illinois Institute of Technology

The Project. The Commons at the Illinois Institute of Technology designed by Mies van der Rohe was built in 1953 as part of his campus master plan. Because of the high concentration of van der Rohe's works, "in 1976, the American Institute of Architects designated the campus as one of the 200 most important works of architecture in the country."[44] A preservation team from McClier Architects restored The Commons in 2003 to reflect the original *venustas* and *utilitas* of the building. Vice President of the firm's Preservation Group and symposium speaker Gunny Harboe led the McClier team. The adjacent Campus Center designed by Rem Koolhas took on many of the student life functions that the Commons had served and as a result The Commons could be restored as an example of van der Rohe's work. Walls that had been added since 1953 were removed, the convenience store was relocated, and the main interior space was reestablished as a dining and gathering area.

The Result. Though van der Rohe's building is an example of a successful restoration, Koolhaas's addition obliterates the context (see Figures 7, 8). The nature of the Commons has changed, especially since the design hinges on the use of glass. According to Harboe, the preservation team was hired to restore The Commons and Koolhas was contracted to design the Student Center. Although The Commons was designed as part of the complex, it was not integrated. The design for the Student Center was not intended to reflect the heritage of the van der Rohe-designed campus and makes a minimal effort to continue the geometry and scale (see Figure 9).

Fig. 7. The Commons by Mies van der Rohe as conceived in his Campus Plan.[45]

Fig. 8. The Commons was absorbed into the new student center by Rem Koolhas.[46]

Fig. 9. The design for the new Student Center is close enough to mimic The Commons, but off enough to show a lack of integration.[47]

Harboe noted at the symposium that the project was challenging because the teams for the restoration and the new construction worked separately. Furthermore, the group responsible for new construction disregarded recommendations from the restoration team to consider how the design for the Student Center would relate to The Commons. The historic building was restored as an island on the site rather than the center of a new composition. The failure in this project came from the notion that the significance and integrity of a building is confined to its physical boundary.

The Mary Baker Eddy Library

The Project. The Christian Science Publishing Society building in Boston (see Figure 10) was rehabilitated by Ann Beha Architects to house the Mary Baker Eddy Library. The 1932 neoclassical building had been vacant when it was "transformed" for a new use in 1998 – 2002. Transformation is a way to save a building and add to its useful life. According to Robert Miklos, of Ann Beha Architects, historic buildings are in danger of going unused if they cannot meet the needs of today's clients. To promote both *utilitas* and *venustas*, the practitioner can restore the intentions of the architect but achieve a new mission and function to create a new entity. Miklos suggests that adding green spaces, technology, and including the community can make a seemingly obsolete building into the pride of the neighborhood.

Fig. 10. As the Christian Science Publishing Society, this building housed private operations. Designers and owners reasoned that the imposing mass of the building could deter visitors to the museum, so they made changes to make the building more approachable.[48]

The Result. This transformative approach must be used carefully. The wall surrounding the courtyard was a defining feature to the property, an element that made the outdoor space an extension of the building. It also carried the massive scale of the structure out to the sidewalk, which made a distinct barrier between public and private. Plans for reuse of the building called for a transformation:

> During a 'wall-breaking' ceremony in February 2001, significant portions [of the wall] were removed to make the Library accessible and welcoming to the public. The original front gate, however, was retained to maintain the powerful connection between the historic and contemporary aspects of the Library and its physical space.
>
> - The Mary Baker Eddy Library Website [49]

Taking down the wall but leaving the gate could be considered deconstructionism, or removing materials with the intent of making the unfinished state the new finish. This part of the project is an example of deconstructionism because the gate was not supposed to exist separately from the wall (see Figure 11). While removing parts of the wall diminishes the *venustas* of the Christian Science Publishing Society building in terms of historical integrity, it enables the *utilitas* of the Mary Baker Eddy Library. Aside from removing parts of the wall, a new glass entryway was added to reinforce the human scale of the urban garden and the welcoming atmosphere (see Figure 12). The owners and architects aimed to transform the building from a private, physically imposing, unused relic into a welcoming public space to be used as a museum. The result of this specific goal is that the 11-story building in the heart of Boston has a tenant to maintain and showcase its importance to local heritage.

Fig. 11. The historic courtyard wall before deconstruction.[50]

Fig. 12. The new entry to the Mary Baker Eddy Library.[51]

The United States Capitol Building

The Project. The U.S. Capitol Building in Washington, D.C. did not have the physical or technological capacity to contain the government and security functions required for daily operations. In the year 2000, construction began on an addition to the building to house offices, security areas, and a new visitor's center. The addition, to be completed in 2006, includes a 450-seat auditorium, multiple theaters, a cafeteria, museum spaces, and a security center.[52]

The Result. Closing the Capitol to visitors in the name of security was unimaginable, so the project had unique challenges of meeting performance requirements and maintaining the Capitol as a symbol of democracy in the United States. Designed by RTKL Associates, the extension will increase the functional capability (*utilitas*) of the structure. It will be built below grade so that the iconic form of the United States government (*venustas*) remains. One of the reasons for the addition was so that the Capitol could remain open to visitors. The spacious front lawn and extensive visitor services were designed to promote the idea of open access to the government and to increase the *utilitas* of the building without sacrificing *venustas*. In this case, *venustas* is not confined to the building as a physical entity but also as an ideal and an icon of democracy.

Venustas has both intangible and tangible aspects in this project. Presenter Karl Stumpf, of RTKL, said that to change the powerful form of the capitol would place emphasis on the security areas, conveying fear rather than power.[53] Maintaining the

form preserved the intangible heritage of the Capitol as an icon of freedom and democracy. Building the extension underground preserves the sightlines to the Capitol and the historic Frederick Law Olmstead landscape (see Figures 13, 14, 15). This project maximized *utilitas* and *venustas* of the United States Capitol because the significance of the building made each a priority.

Fig. 13. April 2, 2002

Fig. 14. March 25, 2004

Fig. 15. March 24, 2005[54]

Trinity Church

The Project. Trinity Church in Boston, Massachusetts was designed by Henry H. Richardson with stained glass windows, murals, and decorative scheme by artist John La Farge (see Figure 16). The Church was dedicated in 1876 and registered as a National Historic Landmark in 1971. Symposium speaker Jean Carroon is in charge of the on-going project as the Preservation Principal at Goody Clancy. Aside from a comprehensive restoration effort, the project that began in 2001 includes updates and geothermal wells. Introducing geothermal wells stabilized the interior temperature of the masonry structure making it more comfortable for the users and conserving energy (see Figure 17).

The Result. Preservation is inherently sustainable, says Carroon, but the *utilitas* of the historic building envelope could be modified to further decrease direct energy consumption.[55] The new heating and cooling system includes six wells, heat pumps, and a distribution system. In a closed loop system water circulates and either transfers or

accepts heat from the surrounding air. A constant ground temperature of 50° F heats or cools the water, which returns to the surface to continue the cycle. While the project was a large investment, the Church will be heated and cooled by nature rather than consumable resources. The Trinity Boston Preservation Trust considers the environmental effort to be part of the preservation work: "this environmentally sensitive approach to energy generation is just one of the ways in which Trinity's future is being secured for generations to come."[56]

Fig. 16. The Trinity Church sits on Copley Plaza in Boston, next to a pedestrian square and the John Hancock Tower.[57]

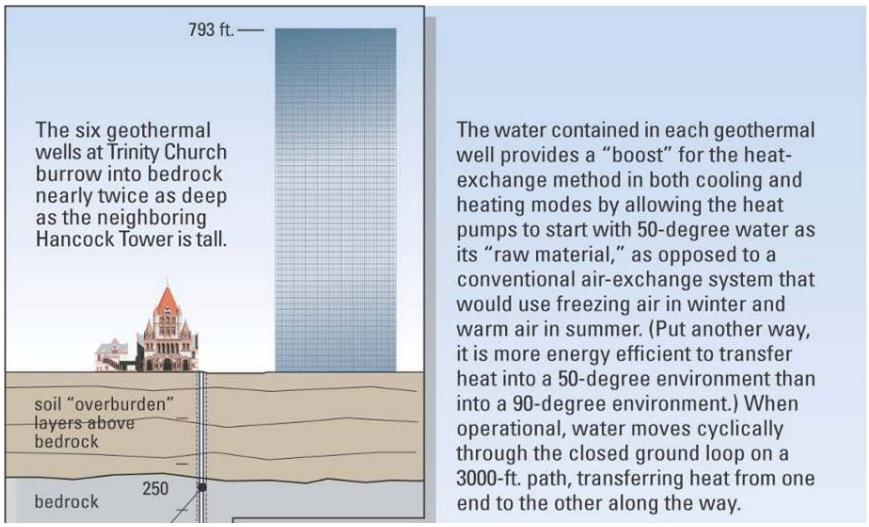

Fig. 17. The geothermal wells installed use the earth's consistent temperature to heat and cool the Trinity Church.[58]

The Reliance Building

The Project. The Reliance Building is one of the first precedents for the modern skyscraper and a famed example of the Chicago Style. It was listed as a National Historic Landmark in 1970, a Chicago Landmark in 1975, and an Illinois Landmark in 1979.[59] Designed by Daniel Burnham and Charles Atwood, The Reliance Building was completed in 1896. One - hundred years later the City of Chicago set to save the structure from rapid deterioration. McClier Corporation completed the preservation and rehabilitation effort in 1999 under the direction of Gunny Harboe. The project received the 2001 National Preservation Honor Award from the National Trust for Historic Preservation. "The Reliance Building is a perfect example of how a public-private partnership can work," said Richard Moe, president of the National Trust. "By taking the

lead on its restoration, the City of Chicago helped bring this beautiful building back to life, proving that preservation is good business."[60] Now the Reliance Building houses a boutique hotel, which has returned the building to active use while maintaining *venustas*. The Hotel Burnham is not the only group experiencing "good business"; the financial and rehabilitative success of the Reliance Building project has encouraged more development and conservation in the area.

The Result. Chicago recognized that the Reliance Building was a treasured feature of their cityscape and history. They also realized the potential of the property to be useful again. The project was conducted with the desire to restore the glory of the *venustas* while changing the use of the building for maximum *utilitas*: "rehabilitation plans were heavily influenced by a desire to preserve original materials and the distinctive character of the surviving space."[61] Exterior repairs and restoration efforts were extensive; the façade was badly deteriorated from neglect and pollution. In its state of disrepair, the cornice had been dangerous to pedestrians and was removed in the 1940s. The restoration included installing a cornice reproduced in pressed metal instead of terracotta for safety reasons. Signage from the first floor inhabitants that once covered expanses of windows and burdened entryways was removed (see Figure 18). Thousands of pieces on the terracotta façade were repaired or replaced with reproductions. The goal was to return the Reliance Building to its 1896 appearance and in this way restoration of the exterior was extensive and successful (see Figure 19).

Inside much of the historic fabric (marble wainscoting, mahogany trim, iron work, interior windows and transoms) remained and only needed cleaning, repair, and refinishing. Ceremonial spaces were restored, while the functional spaces were rehabilitated (see Figure 20, 21, 22). The layout as an office building was conducive to the new use; offices were converted to hotel rooms, leaving the interior arrangement of spaces remarkably similar to the original. Maintaining *venustas* was a consideration in all updates for *utilitas*. Paths of egress were added with minimal changes to the arrangement of interior spaces. Fire safety measures discreetly meet code without changing the appearance of the hall. The transoms, interior windows and doors were fitted with gypsum board panels to upgrade their fire resistance (see Figure 23). Where the historic features of the building needed to meet a modern performance or code requirement (*utilitas*), the McClier team consistently maintained the *venustas*.

Fig. 18. 1990s retail façade.

Fig. 19. Restored retail façade, 1999.[62]

Fig. 20. The “ceremonial” spaces of the building were restored.[63]

Fig. 21. A suite at the Hotel Burnham.[64]

Fig. 22. A rehabilitated office space.[65]

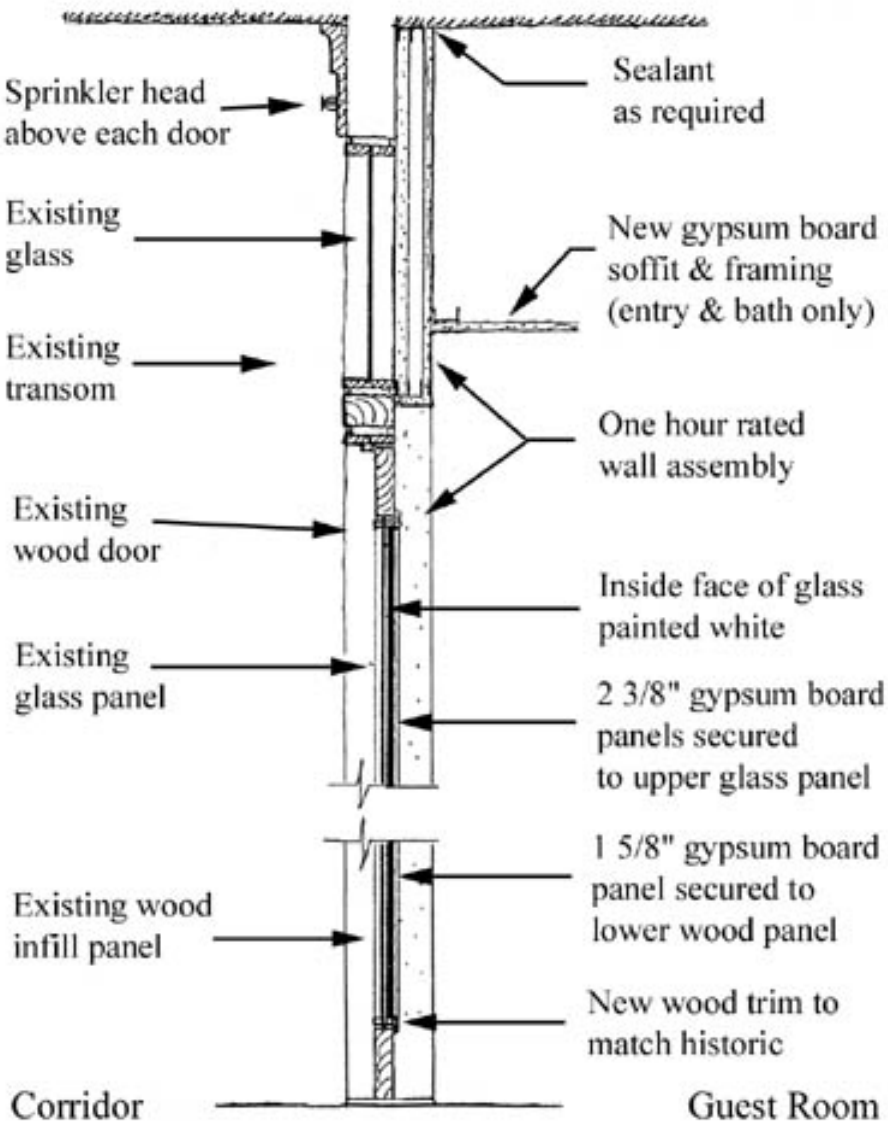

Fig. 23. Doors, glass sidelights and transoms were fitted with gypsum board to meet fire codes. While the historic features are not visible from the hotel rooms, the appearance in the corridor matches the original.[66]

CHAPTER V

CONCLUSIONS

Evaluating the "Big Picture"

The symposium presented international approaches to conservation and case studies in order to define the state of the art and to evaluate the direction of future practice. This thesis examines the results from the symposium on the basis of the maximization of *utilitas* and *venustas*. While the evaluation of the symposium does not yield definitive conclusions about conservation practice, this study contributes to the discussion. To this end, this chapter will make suggestions for the improvement of conservation practice in the United States based upon lessons gleaned from the symposium.

APT, GSA, and NPS held the symposium to begin the evaluation of preservation practice and the future of the field. These groups believe so deeply in the importance of this event that the results will be published in a special edition of the APT Bulletin. The journal will be available as a training manual for State and Regional Historic Preservation Officers and to students. Because the results of the symposium are being carried forward in such a fashion, the day can be used as a catalyst for improvement.

This effort could easily spur a large-scale evaluation of present policy and potential changes because the publication will bring the symposium to a larger audience. After a comprehensive evaluation, the United States should consider drafting a new

document, or group of documents, on Historic Preservation. The United States has historically expanded upon existing laws and guidelines to include a wider scope. Canada and Australia have newer, independent documents that reflect current thinking on conservation practice that function side-by-side with older policies. Canada's "Code of Practice" was established in 1996 and their "Standards & Guidelines for the Conservation of Historic Places in Canada" in 2003. Australia's Burra Charter was enacted in 1999. Comparatively, the "Secretary of the Interior Standards for the Treatment of Historic Buildings" was last revised in 1992. Continuing to revise the NHPA and Secretary's Standards misses an opportunity to revisit establishing principles and to incorporate the best practices and policies into new documents for 21st century practice.

A New Document for Preservation

The United States should create a new document as a timely pronouncement of policies and guidelines. The new document should:

1. Refine the classification and designation of historic places.
2. Establish the principle of a "preservation zone".
3. Encourage "bold" design.
4. Require a management plan for heritage resources.
5. Incorporate "green" building methods.
6. Offer "strongly recommended" prescriptive guidelines.
7. Insist upon maximizing *utilitas* and *venustas*.

1. Refining the classification and designation of historic places. The new documents should include refinements to the National Register of Historic Places.[67] Presently, the designations are too broad; there should be multiple levels of listing, offering proportional levels of protection to the buildings based on an evaluation of significance. For example, The Commons at IIT should have been treated as one part of the largest collection of Mies van der Rohe buildings in the country, rather than an old building that was eligible but not listed on the National Register.[68] Buildings that are not on the Register but are eligible for listing should be treated as if they were listed to avoid changing the *venustas* of the property and its context.

2. Establish the principle of a "preservation zone." Part of refining the National Register would be to consider the idea of a "preservation zone" meant to regulate the development activity near especially significant buildings. While Property Rights in the United States would conflict with the French model, there should be special consideration made for the context of buildings listed at a higher level of the National Register.[69] The "zone" would function like a mandatory historic district with regulations meant to control the context of the property. Regulations should not deter development, but would serve to ensure that historic properties are not absorbed into the new context. For example, the Commons should have had a buffer, a "preservation zone" that would have required that the Student Center be built an appropriate distance away.

3. Encouraging "Bold" Design. GSA's Design Excellence programs have made a positive impact on creative and innovative design, which can also be found in Mexico's practices of reuse. While freedom of design in Mexico originates from a less-established standard, design in the United States must be tempered by a clear expectation of maintaining *venustas* as per the Secretary's Standards. Even with the restrictions, GSA has created a tradition of demanding the best architecture for public buildings that, "reflect[s] the dignity, enterprise, vigor, and stability of the American National Government."[70] The GSA can take risks in design because they are both landlord and client; they are seeking to provide superior working environments and have the control (both financial and creative) to reach that goal. Along with the control comes responsibility; the GSA is expected to provide iconic resources at a reasonable cost to the tax-payers.

4. Requiring a management plan for heritage resources. In addition to the standards for *venustas*, the United States should consider a defined method for managing *utilitas*. The system in Australia looks beyond the immediate success of the conservation effort to long-term financial and functional survival. In the United States, there is always the risk that developers will abandon the building after receiving the tax credits because their interests were in the financial not cultural returns of the project. For this reason and based on the success of the Australian system, the United States should require management plans for all rehabilitation projects that use federal funds or that involve properties listed on the National Register.

5. Incorporating "green" building methods. Historic buildings used resources efficiently as a matter of practice. Before plumbing, electricity, heating, cooling, and ventilation were mechanical features, buildings were designed to maximize day lighting, heat gain, and cross-ventilation. Now, buildings can be retrofitted with technologically advanced "green" building features such as skylights, geothermal wells, and solar panels. In the long term, the Green Building and Preservation communities need to work together towards sustainable building practices and establishing LEED-HB (Historic Building) certification.[71]

6. Offering "Strongly Recommended" Prescriptive Guidelines. Guidelines in Canada and policies in France offer prescriptive methods of maintaining *venustas*. Currently, the United States has mostly performance-based standards, which dictate the end, but gives no direction as to the means. Performance-based standards function as the minimum expectation, whereas with prescriptive guidance owners may produce a better result. Practice in the United States could benefit from optional guidelines that show examples of what is and what is not acceptable. Canada frames their suggestions as "Recommended" and "Not Recommended", while France dictates a stricter "Oui" and "Non" ("Yes" and "No"). Such prescriptions exist now in some versions of the annotated Secretary's Standards, but the coverage should be more broad and consistent. Guidelines and policies from the government should be supported by visual examples for "Recommended" and "Not Recommended", "Yes" and "No".

It is the job of the National Park Service to educate and help owners while upholding standards and promoting history. The organization has unlimited authority, but not the power to enforce guidelines. A more strongly worded proclamation, with addition power would enable the NPS to fulfill the expectations of the organization of the standard holder.

7. Insisting on Maximizing *Utilitas* and *Venustas*. The Reliance Building project is an extraordinary example of maintaining *venustas* while maximizing *utilitas*. The success of the building as a hotel is a direct result of retaining historic fabric and making it useful. Combining treatments of the Secretary of the Interior's Standards, the preservation architects "preserved" the exterior and "rehabilitated" the interior, meaning that the exterior was returned to its original condition and changes were made to the interior spaces and fabric to accommodate fire safety codes and the arrangement of spaces were changed as little as possible to create hotel rooms. This project received the 2001 National Preservation Honor Award from the National Trust for Historic Preservation, which recognizes the superb balance of *utilitas* and *venustas* and encourages owners to follow the example. Such projects could be used as examples for prescriptive guidelines, as in the NPS *Technotes* for the Reliance Building. At the local level, culturally and financially successful rehabilitation projects need to be promoted and the trade "secrets" should be revealed so that preservation and rehabilitation does not seem out of reach for other properties.

Future Study

The symposium showed that the field of preservation in the United States can benefit from an evaluation of its nature. Learning from other countries about successful aspects of their policies and guidelines provided the United States with ideas that may be adapted and used to strengthen the program. The case studies revealed that preservation is a multi-disciplinary field with many considerations to be made. Results of mining this data set proved that conservation is a "team sport" and a balancing act.[72]

Contemporary practice in the United States requires that conservation, new construction, security, sustainability, and business cooperate to act in the best interest of historic buildings to preserve their *venustas* and to keep them in active use. After evaluating these aspects in further study, the United States should make a new proclamation on the policies and guidelines for Historic Preservation.

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28. Sharon Park, “Evaluating Significance and Keeping Integrity.”

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67. The current process is discussed in the section titled *International Cultures of Conservation*, page 21.

68. The Commons example can be found on page 33.

69. The French Model can be found on page 26.

70. *Vision + Voice*, 5.

71. Through the United States Green Building Council, the Leadership in Energy and Environmental Design (LEED) the proposed certification would recognize historic buildings (HB) for sustainability rather than treating them as existing buildings (EB).

72. David Woodcock, in the Proceedings of the APT Symposium, Galveston, TX, 4 November 2004.

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APPENDIX A

SYMPOSIUM INFORMATION

"Patrimony and Pragmatism: Design Excellence and Preservation Standards"

Galveston, TX. November 4, 2004, 8:30am - 4:00pm

Session 1: International Approaches and the Role of Government

- Barbara Campagnia for Bruce Judd, USA
- Natalie Bull, Canada
- Leonardo Meraz, Mexico
- Pascal Filatre, France
- Paul Stark, Australia

Session 2: Evaluating Significance and Keeping Integrity

- Sharon Park, NPS
- Gunny Harboe, McClier Architects
- Robert Miklos, Ann Beha Architects

Session 3: Designing for Building Performance

- Kirk Hamilton, WHR / Texas A&M
- Jean Carroon, Goody Clancy
- Karl Stumpf, RTKL

Session 4: Responding to Context

- Fred Bland, Beyer Blinder Belle
- Rich Archer, Overland Partners

Panel Discussion

- Jean Carroon, Fred Bland, Gunny Harboe, and Paul Stark
- Facilitated by David Woodcock

APPENDIX B

SYMPOSIUM SPEAKER BIOGRAPHIES

Archer, Rick. Rick Archer, AIA, is a founding principal of Overland Partners. Archer has served a principal-in-charge on many cultural and educational projects and has won international awards for sustainable design.

Campagna, Barbara. Barbara Campagna, AIA, is the Regional Historic Preservation Officer for the Pacific Northwest through the General Services Administration and the Vice-President of APT. Campagna received the 2002 AIA Young Architect Award and has run her own firm specializing in Preservation.

Carroon, Jean. Jean Carroon, AIA, LEED, is the Design Principal for Preservation at Goody Clancy Architects. Carroon is an instructor on "green" design for historic buildings at the National Preservation Institute and Harvard University.

Bland, Fred. Fred Bland, FAIA, AICP, became the first non-founding partner at Beyer, Blinder, Belle in 1978. Bland has worked with the GSA to improve design excellence in federal buildings and has served on boards of numerous local and national organizations. He has worked on historic preservation projects at Yale University and Pennsylvania Avenue at the White House.

Bull, Natalie. Natalie Bull is President of the Association for Preservation Technology and the Manager of Heritage Programs and Stewardship, Canada. Bull has worked in various regulatory capacities where conservation and new design intersect, including design review for Parks Canada.

Filatre, Pascal. Pascal Filatre, a French Architect, was the Richard Morris Hunt Fellow of the American Society of Architects for 2004. Filatre teaches at the Nantes School of Architecture and maintains a private practice.

Hamilton, Kirk. Kirk Hamilton, FAIA, FACHA, is a founding principal of Watkins, Hamilton, Ross Architects, with over 30 years of experience in health care design. Hamilton is a leading lecturer on evidence-based design for health facilities and is an Associate Professor at Texas A&M University.

Harboe, T. Gunny. Gunny Harboe, AIA, is the Vice President of McClier Preservation Group. Harboe leads high-profile preservation projects on National Landmarks, two of which have won awards from the AIA and the National Trust for Historic Preservation. Harboe was recognized with a “2001 Young Architect” award by the AIA.

Judd, Bruce. Bruce Judd, FAIA, is the Project Principal for rehabilitation and new construction at Architectural Resources Group. Judd has been appointed by the

President of the United States to be the Expert Member of the Advisory Council on Historic Preservation.

Meraz, Leonardo. Leonardo Meraz has taught at the Universidad Autónoma Metropolitana in Mexico City since 1984. Meraz's studio and private practice projects include the conservation of historic sites, buildings, and monuments.

Miklos, Robert. Robert Miklos, FAIA, is a design principal at Ann Beha Architects, working with new construction and historic preservation. Miklos has taught at Harvard University and the Rhode Island School of Design.

Park, Sharon. Sharon Park, FAIA, is the Senior Historical Architect for the Heritage Preservation Services Division of the National Park Service and serves as the Chief of the Technical Preservation Services. Park manages the Federal Historic Rehabilitation Tax Credit Program.

Stark, Paul. Paul Stark is part of the South Australia Government's Urban Design Team, working to integrate design principles and heritage philosophy. Stark managed the heritage program for Adelaide (the capital city of South Australia) and assisted in heritage training in Asia through the AusHeritage program.

Stumpf, Karl. Karl Stumpf, AIA, is a Vice President and Director of Preservation at RTKL. His projects focus on modernization, expansion, and preservation of federal buildings.

Woodcock, David. David Woodcock, FAIA, FSA, FAPT, has taught at Texas A&M University since 1970, coordinates the Historic Preservation certificate program, and directs the Historic Resources Imaging Laboratory. Woodcock has directed many Historic American Building Survey documentation projects, several of which have received the Charles E. Peterson Prize for student drawings submitted to the Library of Congress. Woodcock served as the President of APTI from 1999-2001.

VITA

Alene Wilmoth Reich received her Bachelor of Arts degree in American Cultural Studies (with additional coursework in Chemistry and Philosophy) from Bates College in 2002. During the 2002 – 2003 academic year, she taught History at Saint Michael's Academy in Bryan, TX. Ms. Reich entered into the Architecture program at Texas A&M University in August 2003, and received a Master of Science degree in December 2005. Her scholarly interests include architectural hardware, reuse and rehabilitation of historic buildings, the American Civil War, and Elizabethan England.

Ms. Reich can be reached via the Historic Resources Imaging Laboratory, Texas A&M University, College of Architecture, M.S. 3137, College Station, TX 77843. Her email address is alene_reich@yahoo.com.